



Community Development Department
Current Planning Division
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MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties

From: City of Beaverton Planning Division

Date: July 12, 2018

Subject: **DR2018-0024 Jesuit HS New Athletic Storage Building**

Please find attached the Notice of Decision for **DR2018-0024 – Jesuit HS New Athletic Storage Building**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decisions for DR2018-0024 (Jesuit HS New Athletic Storage Building), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for DR2018-0024 – Jesuit HS New Athletic Storage Building, is 4:30 p.m., Tuesday, July 24, 2018.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4th Floor, Beaverton Building/City Hall; 12725 SW Millikan Way between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Sambo Kirkman, Senior Planner, at (503) 526-2557.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact **Sambo Kirkman** by calling 711 **503-526-2557** or email skirkman@beavertonoregon.gov*



STAFF REPORT

DATE: July 11, 2018

TO: Interested Parties

FROM: Sambo Kirkman, AICP, Senior Planner

PROPOSAL: **Jesuit HS New Athletic Storage Building**

LOCATION: 9000 SW Beaverton-Hillsdale Highway
Assessor's Map # 1S114AD Tax Lot 1300

ZONING: CS (Community Service)

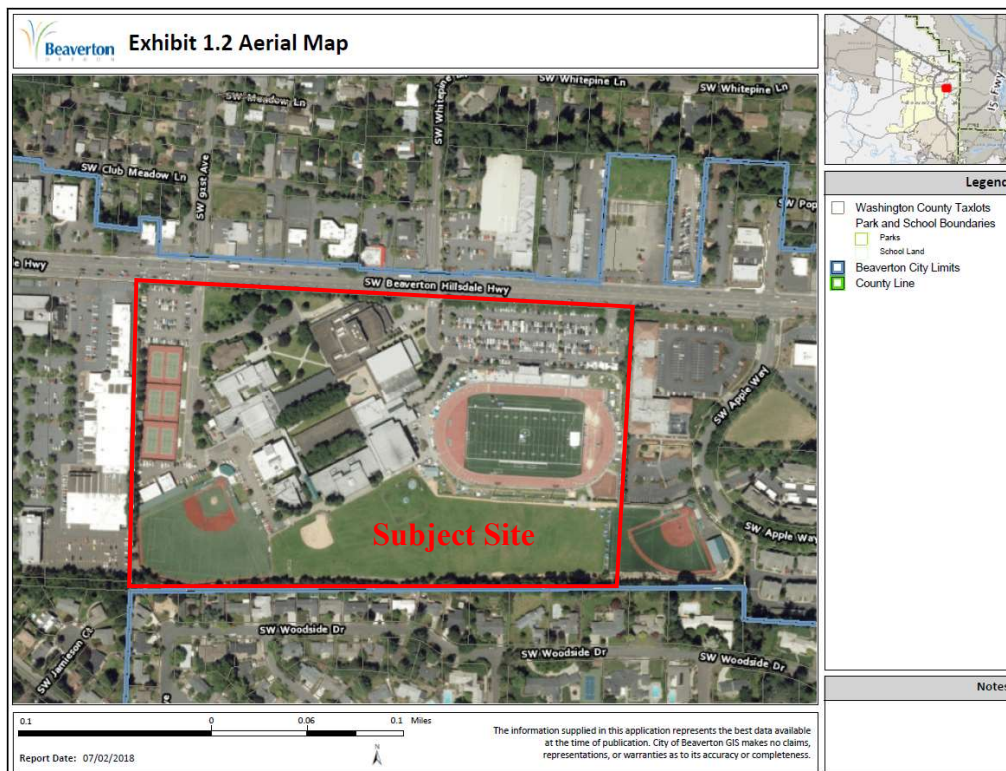
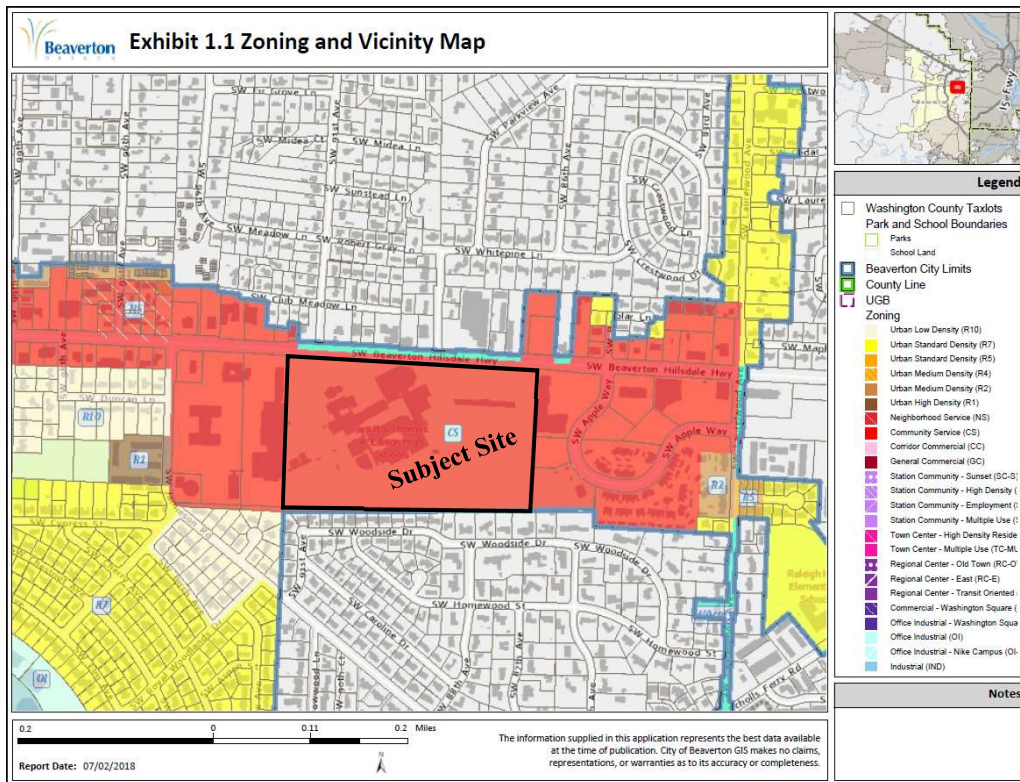
SUMMARY: The applicant proposes to replace an existing storage building with a larger building to improve storage of their athletic equipment on site. The new building is proposed to be one-story approximately 4,000 square feet in size made of pre-engineered metal to replace the existing 1,300 square foot concrete block / metal roofed building. This Design Review 2 reviews the proposed building location and associated site improvements.

PROPERTY OWNER: Jesuit High School
9000 SW Beaverton-Hillsdale Highway
Beaverton, OR 97225

APPLICANT'S REPRESENTATIVES: WDY Structural-Civil Engineers
6443 SW Beaverton-Hillsdale Highway
Portland, OR 97221

RECOMMENDATION: **APPROVAL of DR2018-0024 Jesuit HS New Athletic Storage Building, subject to conditions identified at the end of this report.**

ZONING/VICINITY/AERIAL MAP



BACKGROUND FACTS

Key Application Dates:

Application	Submittal Date	Deemed Complete	Final Written Decision Date	120-Day*
DR2018-0024	Feb. 28, 2018	May 25, 2018	July 12, 2018	Sept. 22, 2018

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

Existing Conditions:

Zoning	CS (Community Service)	
Current Development	Private School	
Site Size	Approximately 35 acres	
NAC	Denney Whitford/Raleigh West	
Surrounding Uses	<u>Zoning:</u> North: Washington County (OC) South: Washington County (R-5) East: CS West: CS	<u>Uses:</u> North: Commercial South: Residential East: Commercial West: Commercial

DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

	PAGE No.
Attachment A: Facilities Review Committee Technical and Recommendation Report	FR1-7
Attachment B: DR2018-0024	DR1-8
Attachment C: Conditions of Approval	COA1-4

Exhibit 1: Zoning/Vicinity/Aerial Map

Exhibit 2: Public Comments:

- 2.1 A letter from Danielle Engels and Randy Navarra dated June 14, 2018, opposing the project due to drainage issues to residential properties south of the project site. The issue is addressed in Facilities Review Criterion A in Attachment A.

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
DR2018-0024 – JESUIT HS NEW ATHLETIC STORAGE BUILDING**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the application as identified below:

- The proposal is for a Design Review Two approval to replace an existing storage building with a larger building to improve storage of their athletic equipment on site. The new building is proposed to be one-story approximately 4,000 square feet in size made of pre-engineered metal to replace the existing 1,300 square foot concrete block / metal roofed building. All twelve (12) criteria are addressed to the Facilities Review Committee analysis of the submitted Design Review application.

A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

FINDING:

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

Water, Sewer, Storm Water

The applicant states the new athletic storage facility requires only electrical service for lights and minimal heating and that the existing facilities that service the site are adequate to accommodate the proposal. All of the critical facilities available to serve the existing educational institution can serve the proposed development with minor modifications and service extensions. A comment letter was submitted to the city conveying concern that the existing drainage issues found in the vicinity will worsen with the proposed project. While the city is aware of the flooding history of Beaverton Creek both upstream and downstream, the new storage building will do nothing to measurably change this situation. Further, the payment of storm detention and conveyance SDC's will more than offset the

negligible, negative, storm water run-off volume impacts. Per FEMA's Flood Insurance Study for this segment of Beaverton Creek, the 100-year flood flow is completely contained within the culverts crossing the site. The City Engineers, in review of the proposal have determined that the planned storage building will not discernibly affect the level of facilities and services provided at this location. However additional information is needed to assure adequate easements are provided for public utility lines (potable water and storm culverts) that are found in close proximity to the proposed storage building. Staff has conditioned updated easement language be provided by the applicant prior to issuance of the Site Development permit. The Site Plan also shows that the building's eaves may encroach into the easement; the entire building, including structurally integral eaves, will need to be located outside this easement. Staff has conditioned the removal or other resolution to this potential conflict. By meeting these conditions, capacity of the existing systems is adequate to address the limited increase in service from this proposal.

Transportation

The proposal is to replace an existing storage building with a larger one, providing additional storage capacity for the school and will not to be occupied by faculty or students except to remove or store sports equipment. The applicant's request is not expected to impact the existing transportation system.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R has provided conditions of approval for the development associated to distance of the access road to the proposed building and the construction of this access road. By meeting the conditions of approval the proposal will meet TVF&R requirements which will be verified at the time of Site Development Permit issuance.

The Committee finds that the proposed development will provide the required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

FINDING:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

The applicant states that the existing campus has all of the essential services to support the existing uses on the site as well as the proposed storage building. The proposal includes walkways connecting the proposed building to the existing on-site system. Staff finds essential facilities and services are available to serve the proposed development.

Therefore, staff finds that the proposal meets the criterion for approval.

- C. *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

FINDING:

The property is zoned Community Service (CS), and educational institutions are permitted in this zone. Staff cites the findings in the Code Conformance Analysis Chart at the end of the report showing the site complies with the minimum land area, minimum lot dimension, and minimum setback requirements for the CS zone.

Therefore, staff finds that the proposal meets the criterion for approval.

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

FINDING:

Staff cites the findings in the Code Conformance Analysis Chart, at the end of the report, which evaluates the project as it relates to applicable Code requirements of Chapter 60. Staff will address Section 60.05. (Design Standards) to the separate findings prepared for Design Review Two report. .

Section 60.30 of the Development Code specifies a minimum number of required

off-street parking spaces at 0.2 vehicle spaces per full-time employees and students and 1 long-term bike space per 18 students. However, no new students or employees are expected with this proposal. Since the proposed development is a larger storage building to replace an existing storage building, this proposal is not expected to impact the city's parking requirements or access to the transportation facilities.

Landscaping changes proposed for the site include the removal of eight existing barberry shrubs located within the footprint of the new building. These shrubs are to be relocated along the new fence line at the southeast corner of the new building. The applicant's proposal of 16.6% of on-site landscaping exceeds the minimum landscape requirement of 15%.

In summary of the above, staff finds the proposal to meet all applicable facility review provisions of chapter 60.

Therefore, staff finds that the proposal meets the criterion for approval.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

FINDING:

The applicant states that access is available to fully maintain the building and the surrounding facilities. The property owner will be responsible for all maintenance and landscaping. Staff finds that adequate means can be provided to ensure continued and periodic maintenance.

Therefore, staff finds that the proposal meets the criterion for approval.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

FINDING:

The proposal includes a 6-foot wide sidewalk around the perimeter of the building connecting to the existing pedestrian and vehicular circulation patterns within the school campus. No additional work on the vehicular and pedestrian circulation is needed.

Therefore, staff finds that the proposal will meet the criterion for approval.

- G. *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

FINDING:

This criterion is met with the findings from criterion F above. Staff also cites the findings stated in response to Criterion D herein.

Therefore, staff finds that the proposal meets the criterion for approval.

- H. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

FINDING:

The Deputy Fire Marshal has reviewed the proposal and finds that by meeting the conditions identified in the letter dated June 11, 2018, the proposal will meet the intent of the fire code for fire department access to and through the entire site. The Deputy Fire Marshal's conditions of approval are incorporated at the end of this report. The internal fire protection facilities and structures will be reviewed as part of the building permit application.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

- I. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

FINDING:

The applicant states all campus structures meet adopted City codes and standards and that fencing and gates have been installed for campus security. The Site Plan shows lighting is proposed at the entrances of the building. Plans submitted to the city demonstrate compliance with the City's Technical Lighting standards (60.05)

Therefore, staff finds that the proposal meets the criterion for approval.

- J. *Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

FINDING:

The applicant states that the building will be on a slab at grade located in the center of the campus thereby not effecting neighboring properties. Staff has reviewed the preliminary proposed plan and finds no adverse effect on neighboring properties, public right-of-way or the public storm system.

Therefore, staff finds that the proposal meets the criterion for approval.

- K. *Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

FINDING:

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. The applicant states that access to and into the buildings will be ADA accessible and that the proposed building is for storage purpose and not to be occupied. Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

Therefore, staff finds that the proposal meets the criterion.

- L. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

FINDING:

The applicant submitted the land use application on February 28, 2018 and was deemed complete on May 25, 2018. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements Community Service (CS) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20			
Uses	Educational Institution are a permitted use.	Removal of an existing storage building and the construction of a new facility, a supportive use to the existing high school.	Yes
Development Code Section 20.10.15			
Minimum Lot Area	7,000	Lot size is not being modified with this proposal and is approximately 35 acres.	N/A
Yard Setbacks Minimums: Front Side Rear	20-feet 10-feet (Interior) 20-feet (Corner) 20-feet	Proposed structures meet minimum setbacks.	Yes
Maximum Building Height	60 feet	Proposed structure is approximately 20-feet in height.	Yes

Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05.15 Design Review Standards			
Design Review Standards	Standards pertaining to Design Review	A Design Review Two application has been applied for.	See DR Findings

**ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TYPE TWO APPROVAL
JESUIT HS NEW ATHLETIC STORAGE BUILDING
DR2018-0024**

Section 40.20.05. Design Review Applications; Purpose

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Design Review Two application.*

FINDING:

The applicant proposes to replace an existing storage building with a larger building to improve storage of their athletic equipment on site. The new building is proposed to be one-story approximately 4,000 square feet in size with associate site improvements. This request meets threshold no.2 for Type Two Design Review identified in BDC Section 40.20.15.2.A.

Therefore, staff finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

FINDING:

The applicant paid the required associated fee for a Design Review Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

FINDING:

The applicant submitted the application on and was submitted on February 28, 2018, and deemed complete on May 25, 2018. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

4. The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).

FINDING:

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:

FINDING:

Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with Design Review Standards. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

FINDING:

The applicant has submitted this Design Review Type Two application for this project. No other applications are required of the applicant for this stage of City approvals.

Therefore, staff finds the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2018-0024 (Jesuit HS New Athletic Storage Building)**, subject to the conditions below (Attachment C).

Design Review Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.B Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion...30% articulation and variety	The new storage facility is located in excess of 200 feet from any adjacent public street.	N/A
60.05.15.1.C Max 40' between architectural features	Architectural features on the northern, southern, and western elevations do not exceed a maximum spacing of 40 feet. The eastern elevation is 63 feet in length and is buffered by the grade change and screened by fencing.	YES
Roof Forms		
60.05.15.2.C Roofs with pitch less Than 4:12 shall be articulated with a parapet wall or decorative cornice	The applicant states the storage building is 450 feet from the adjacent public street screened by building, fencing and landscaping	YES
60.05.15.2.D New structures in existing development be similar	The sloped roofs are similar to the slope and materials of the existing buildings on the site.	YES
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The building contains multiple entrances on the eastern, northern, and southern elevations. 6-foot overhangs are proposed on the west and south elevations.	YES
Exterior Building Materials		
60.05.15.4.B Maximum 30% of primary elevation to be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard	The applicant states the building is over 450 feet from the adjacent public streets and located behind buildings, fencing, and landscaping. The setback of the structure exceeds 200 feet from all property lines.	N/A
Roof-Mounted Equipment		
60.05.15.5.A thru C Equipment screening	No roof mounted equipment is proposed with this application.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-F	The proposed building is over 450 feet from the adjacent public street.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A -C	The school is not located along a major pedestrian route.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A Glazing required	The proposed building is over 450 feet from the adjacent public street.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The proposal does not include changes to the existing on-site connections and the street system.	N/A
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-E Screen from public view	No additional outdoor storage areas or loading docks are proposed.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	No planned pedestrian connections are expected in the vicinity of the new portables.	N/A
60.05.20.3.B Direct walkway connection	The proposal does not include changes to the existing walkway connections from the primary entrance of the school and the street.	N/A
60.05.20.3.C Walkways every 300'	The proposal does not include changes to existing walkways into the site.	N/A
60.05.20.3.D Physical separation	Pedestrian connections through parking lots are not proposed.	N/A
60.05.20.3.E Distinct paving	No pedestrian connections through driveways or access aisles are proposed with this application.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.F 5' minimum width	The applicant's plans show the proposed pedestrian walkways connecting the proposed building to the existing building will have a minimum of six-foot wide unobstructed path and are paved with concrete.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Screen from public view	No changes to existing parking area are proposed.	N/A
Parking and Landscaping		
60.05.20.5.A-D Parking area landscaping	No changes to existing parking area are proposed.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6 Off-street parking frontages	The site is not in a Multiple-Use district.	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A-B Required sidewalk widths	The proposal will connect to the existing sidewalk system with six-foot wide concrete sidewalk around the building, connecting to the existing campus sidewalk system connecting to the primary entrance of the school located north of the storage building.	Yes
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A Drive aisles to be designed as public streets, if applicable	No new drive aisles are proposed, therefore this Section does not apply.	N/A
Ground Floor uses in parking structures		
60.05.20.9	No parking structures are proposed.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.5.A.1 Minimum landscape 15%	The subject site is a private school with athletic fields. The applicant's plans shows that more than 15% of the subject site is landscaped.	YES
60.05.25.5.B Planting Requirements	The applicant states that the site currently conforms to the minimum landscaping requirements and no new landscaping areas are proposed.	N/A
60.05.25.5.C Pedestrian Plaza	No pedestrian plaza is proposed with this application.	N/A
60.05.25.5.D Foundation Landscaping	The applicant states the storage building is 450 feet from the adjacent public street screened by buildings, fencing and landscaping.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed with this application.	N/A
Fences and Walls		
60.05.25.9 Fences and Walls	No fences are proposed within the front yard of the subject site.	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	No grade changes are proposed within 25 feet of the property lines.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	No storm water swales are proposed to be located between the street and existing building.	YES
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	The applicant does not propose work within the wetland and Significant Grove located south of the subject. The applicant submitted Clean Water Services Pre-Screening documentation.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts or non-residential use in the residential zone.	The applicant states the storage building is 450 feet from the adjacent public street screened by buildings, fencing and landscaping.	Yes

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A-E Lighting Design Standards	The storage building will have wall mounted lights near the doors on the north, south, and west elevation. Pole mounted luminaires, lighted bollards, and canopy lights are not proposed. By meeting the conditions of approval, the proposed canopy lighting will meet the City's Technical Lighting Standards.	Yes w/ COA
Pedestrian-scale on-site lighting		
60.05.30.2.A-C Pedestrian Lighting	Pole mounted luminaires and lighted bollards are not proposed. By meeting the conditions of approval, the proposed wall mounted lights will meet the City's Technical Lighting Standards.	Yes w/ COA

CONDITIONS OF APPROVAL**A. Prior to issuance of the site development permit, the applicant shall:**

1. Provide plans for the placement of underground utility service lines if existing overhead utility services are affected or new services provided. If affected, existing utility service lines to the structure shall not remain overhead on site and be instead placed underground. (Site Development Div./JJD)
2. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
3. An approved plan or approval letter from the West Slope Water District shall be submitted to the City prior to the issuance of the site development permit. (Site Development Div./JJD)
4. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. (Site Development Div./JJD)
5. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report, demonstrating compliance with CWS Resolution and Order 2017-05 in regard to water quality treatment. (Site Development Div./JJD)
6. Obtain, the City Building Official's courtesy review and approval of the proposed private site utility plans, if required by OAR 918-780-0040. (Site Development Div./JJD)
7. Pay a storm water system development charge (overall system conveyance and quantity, winter detention) for any net new impervious area proposed for any phase. (Site Development Div./JJD)
8. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits, including site legal description, ready for recording with Washington County Records. (Site Development Div./JJD)
9. Provide plans showing that no permanent structure, including roof eaves are excluded from the public drainage easement per Beaverton City Code (5.05.0116). (Site Development Div./JJD)

10. Show access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)
Provide documentation on the plans that shows compliance with this requirement. (TVF&R/JF)
11. Show fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) ***Show how the fire lane extends to the building and note that the fire lane will meet these loading conditions on the plans.*** (TVF&R/JF)

B. Prior to building permit issuance, the applicant shall:

12. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
13. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
14. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)

C. Prior to a final building inspection and/or certificate of occupancy issuance, the applicant shall:

15. Ensure all site improvements, including grading and landscaping, are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SK)
16. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SK)

17. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SK)
18. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
19. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
20. Submit proof that the West Slope Water District has approved the final construction of the public water line relocation along with the associated old alignment easement extinguishment and recording of the new public water easement. (Site Development Div./JJD)
21. Have obtained a Source Control Permit (AKA Sewage Discharge Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required, as determined by CWS. (Site Development Div./JJD)
22. Have placed underground all affected existing overhead utility services and any new utility service lines as determined at permit issuance. (Site Development Div./JJD)
23. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)

D. Prior to release of performance security, the applicant shall:

24. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
25. Submit any required on-site easements if not already in place, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)

26. Provide a post-construction cleaning, system maintenance, and StormFilter recharge/replacement servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a CONTECH qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./JJD)

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CITY OF BEAVERTON

JUN 21 2018

JUNE 14, 2018

COMMUNITY DEVELOPMENT

to the Planning Committee Staff -

re - Case file #: DR 2018-0024

project name: Jesuit High School

New Athletic Storage Building

We live at 5125 SW 91st Ave -
just south of Jesuit High School.

I am writing about the proposed
4,000 square foot storage building
proposed on their site.

You probably know that the
residential area directly south of
the high school is susceptible to
serious flooding including the
streets, yards, basements, and
crawl spaces

Clean water services and Washington
County have not mitigated this
situation and no help is planned
in the foreseeable future. Additionally
Washington County has approved
development on Jamieson road that

p.2

has the potential of worsening the situation.

At this point, we cannot support or recommend any additional development until the current situation is mitigated. This includes the proposed larger storage building at Jesuit High School.

Please let us know if you have additional questions. We are happy to send pictures, links to ~~the~~ u-tube video showing neighborhood flooding etc.

Sincerely

Danielle Engels & Randy Navarra

5125 SW 91st Ave

Portland, OR 97225

(503) 292-3881